



The Mallards, Totton, SO40
Southampton

£224,950

Property Type: Flat

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

NO CHAIN! Spacious and well presented two bedroom ground floor maisonette within a modern development close to Totton town centre. Benefits include a bay fronted lounge / dining room, modern fitted kitchen with integrated appliances, en-suite shower room, fitted wardrobes, gas central heating and allocated parking. Ideal first time buy, investment or downsize purchase.

- Two Bedroom Ground Floor Maisonette
- Offered With Vacant Possession And No Forward Chain
- Spacious Bay Fronted Lounge / Dining Room
- Two Modern Bathrooms
- Fitted Kitchen With Integrated Appliances
- Gas Central Heating
- UPVC Double Glazed Windows
- Allocated Parking Space
- Short Walk To Totton Town Centre
- Ideal First Time Buy Or Investment Purchase

Additional Information

Tenure: Leasehold

Lease Remaining: Approximately 109 Years Remaining

Ground Rent: £323.34

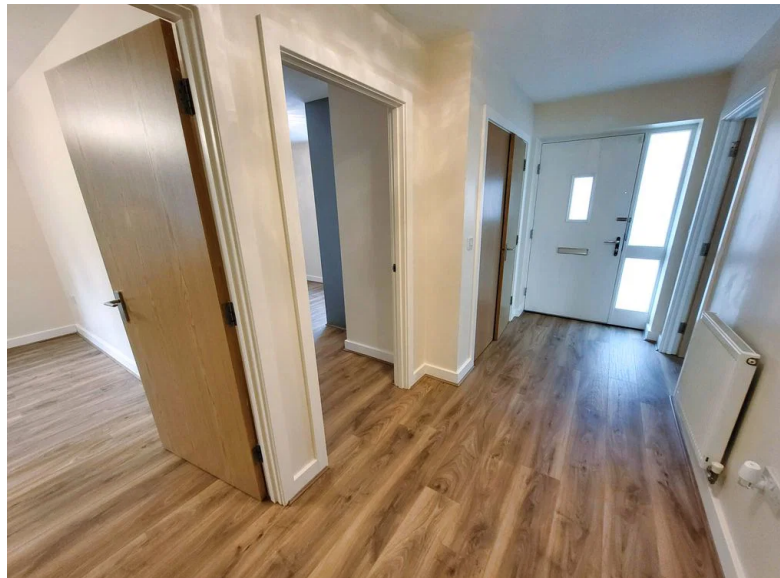
Service Charge: Approximately £1,051 Per Annum

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Gas Central Heating

Council Tax Band: B

EPC Rating: C





Conveniently positioned within a short and level walk of Totton town centre, local amenities and transport links, an internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance & Hallway - A storm canopy shelters the composite entrance door which opens directly into the spacious entrance hallway. The hallway provides an excellent first impression and benefits from a large built in airing cupboard together with doors leading through to the principal accommodation. Smooth ceilings, radiator and secure entry system.

Lounge / Dining Room - The lounge / dining room is a particularly appealing reception space enjoying an attractive dual aspect arrangement together with a bay window to the front aspect helping to create a bright and airy feel throughout. The room offers ample space for both lounge and dining furniture. A door leads directly through into the kitchen.

Kitchen - The kitchen has been fitted with a modern range of eye and base level storage cupboards complemented by composite style work surfaces and tiled splashback areas. Integrated appliances include oven, hob, extractor hood, dishwasher, fridge / freezer together with washer / dryer, all of which are to remain. Double glazed window to the side aspect together with inset sink unit and practical preparation space.

Bedroom One - A generous principal bedroom positioned to the front aspect and benefiting from fitted double wardrobe storage. The room enjoys a pleasant bright feel and further benefits from direct access into the en-suite shower room.

En-Suite Shower Room

Modern suite comprising double shower cubicle, wash hand basin and low level WC. Heated towel rail, extractor fan and complementary tiling.

Bedroom Two - Another well proportioned double bedroom featuring fitted double wardrobe storage and double glazed window to the side aspect. Ideal as a guest room, home office or second bedroom.

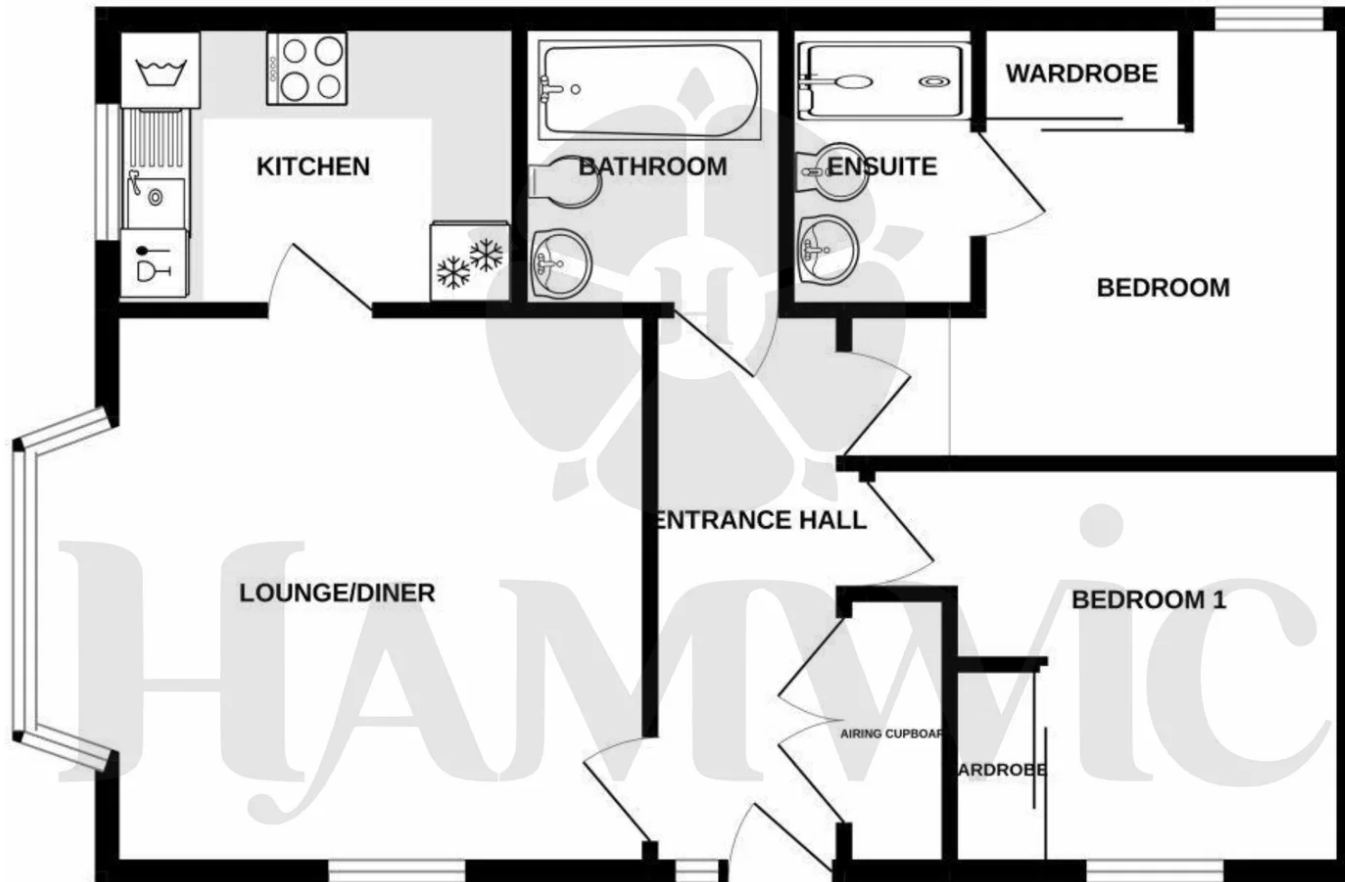
Bathroom - The main bathroom is fitted with a modern white suite comprising panel enclosed bath with shower attachment over, wash hand basin and low level W.C. Heated towel rail, extractor fan and tiled splashback areas.

Outside - The property benefits from well maintained communal grounds positioned to the front and side aspects together with access to a communal bicycle store.

Parking - Allocated numbered parking space positioned immediately adjacent to the property.



TOTAL APPROX FLOOR AREA - 58.3sq m. / 628 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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